

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, August 13, 2024 at 7:00 p.m. Commissioners present were Helen Dickinson, Jim Ashley, Terry Heitz, Tami DeCroo, Mike Smith, Gwen Crow, and Tanya Lopez. Commissioners Barry Carlman and Sharon Blacketter were absent. Staff present were Danny Little and Beth Earles. Guests included Stuart Grimes, Brandon Tarvin, and Craig Smith.

Commissioner Dickinson made a motion to approve the July 9, 2024 meeting minutes. Commissioner Ashley seconded the motion. Motion carried.

### Public Hearings

Zoning Administrator, Danny Little, opened the first hearing at 7:02 p.m. and explained public hearing procedures. Mr. Little asked for the commission to disclose any conflicts. No conflicts were declared.

JKB Properties – Zone Change and Comprehensive Plan Change from General Commercial to Light Industrial for 1227 S. Pennsylvania Avenue: The applicant was unable to attend due to a prior commitment. Mr. Little explained the current use of the property is noncompliant with the General Commercial zoning. Written testimony was received from Idaho Transportation Department and Ardurra. With no further testimony received, Mr. Little continued the hearing until the next regular meeting scheduled for September 10, 2024.

The second hearing was opened at 7:15 p.m.

Alicia Ewing – Conditional Use Permit to Allow an Off-Premise Sign at 401 N. Whitley Drive: Craig Smith (306 S. Poplar Bluff Ave., Eagle) testified he had been retained by Alicia Ewing to construct a sign for the new Snake River Veterinary Clinic. In applying for a permit it was determined the sign would be considered an off-premise sign as the clinic is situated at 405 N. Whitley Drive and the sign would be on a separate parcel at 401 N. Whitley Drive. Ms. Ewing owns both parcels. A conditional use permit is requested to allow the off-premise sign.

No written testimony or public testimony was received. The hearing was closed at 7:20 p.m.

### Decision

Alicia Ewing – Conditional Use Permit to Allow an Off-Premise Sign at 401 N. Whitley Drive: Commissioner Ashley made a motion to approve an off-premise sign for the Snake River Veterinary Clinic to be erected at 401 N. Whitley Drive with the condition if the property is sold separately, the sign must relate to the property and the activities being conducted thereon. Commissioner Dickinson seconded the motion. Motion carried.

### Recommendations

JKB Properties – Zone Change and Comprehensive Plan Change from General Commercial to Light Industrial for 1227 S. Pennsylvania Avenue: The commission discussed the desire for a development agreement due to the property being situated at the entrance to the city. A recommendation was deferred due to the hearing being continued.

Vice Chairman Terry Heitz adjourned the meeting at 7:23 p.m.

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Terry Heitz, Vice Chairman

ATTEST:

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Beth Earles, Secretary